



# Record of Survey - LT 590969

**Survey Number** LT 590969  
**Surveyor Reference** 3224 - Ponsonby Road Unit Plan  
**Surveyor** Diane Alison Moriarty  
**Survey Firm** Mckenzie & Co Consultants Ltd  
**Surveyor Declaration** I Diane Alison Moriarty, being a licensed cadastral surveyor, certify that--  
 (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and  
 (b) the survey was undertaken by me or under my personal direction.  
 Declared on 08 Apr 2024 12:12 PM

## Survey Details

**Dataset Description** Plan of Units on Lot 1 DP 601245  
**Purpose** Standard Unit Plan  
**Status** Approved as to Survey **Type** Survey  
**Land District** North Auckland **Survey Class** Class A  
**Meridional Circuit** Mount Eden 2000 **Vertical Datum** None

## Survey Dates

**Surveyed Date** 24/08/2023 **Certified Date** 08/04/2024  
**Submitted Date** 08/04/2024 12:12:50 **Survey Approval Date** 09/04/2024  
**Deposit Date**

## Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 601245	North Auckland	0°00'00"

## Territorial Authorities

Auckland Council

## Comprised In

RT 1171475

## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 590969	Easement		
Area B Deposited Plan 590969	Easement		
Area C Deposited Plan 590969	Easement		
Area D Deposited Plan 590969	Easement		
Area E Deposited Plan 590969	Easement		
Area F Deposited Plan 590969	Easement		
Principal Unit 1 Deposited Plan 590969	Principal Unit		1130917
Principal Unit 2 Deposited Plan 590969	Principal Unit		1130918
Principal Unit 3 Deposited Plan 590969	Principal Unit		1130919
Principal Unit 4 Deposited Plan 590969	Principal Unit		1130920
Principal Unit 5 Deposited Plan 590969	Principal Unit		1130921
Accessory Unit 2A Deposited Plan 590969	Accessory Unit		1130918

# Record of Survey - LT 590969

---

## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Accessory Unit 2B Deposited Plan 590969	Accessory Unit		1130918
Accessory Unit 3A Deposited Plan 590969	Accessory Unit		1130919
Accessory Unit 4A Deposited Plan 590969	Accessory Unit		1130920
Accessory Unit 4B Deposited Plan 590969	Accessory Unit		1130920
Accessory Unit 4C Deposited Plan 590969	Accessory Unit		1130920
Accessory Unit 4D Deposited Plan 590969	Accessory Unit		1130920
Accessory Unit 4E Deposited Plan 590969	Accessory Unit		1130920
Accessory Unit 4S Deposited Plan 590969	Accessory Unit		1130920
Accessory Unit 5A Deposited Plan 590969	Accessory Unit		1130921
Accessory Unit 5B Deposited Plan 590969	Accessory Unit		1130921
Accessory Unit 5C Deposited Plan 590969	Accessory Unit		1130921
Accessory Unit 5D Deposited Plan 590969	Accessory Unit		1130921
Accessory Unit 5S Deposited Plan 590969	Accessory Unit		1130921
Accessory Unit 10 Deposited Plan 590969	Accessory Unit		1130917
Accessory Unit 11 Deposited Plan 590969	Accessory Unit		1130919
Accessory Unit 12 Deposited Plan 590969	Accessory Unit		1130919
Accessory Unit 13 Deposited Plan 590969	Accessory Unit		1130921
Accessory Unit 14 Deposited Plan 590969	Accessory Unit		1130920
Accessory Unit 15 Deposited Plan 590969	Accessory Unit		1130918
Accessory Unit 16 Deposited Plan 590969	Accessory Unit		1130918
Accessory Unit 17 Deposited Plan 590969	Accessory Unit		1130918
Accessory Unit 18 Deposited Plan 590969	Accessory Unit		1130921
Accessory Unit 19 Deposited Plan 590969	Accessory Unit		1130921
Accessory Unit 20 Deposited Plan 590969	Accessory Unit		1130920
Accessory Unit 21 Deposited Plan 590969	Accessory Unit		1130920
Accessory Unit 22 Deposited Plan 590969	Accessory Unit		1130920
<b>Total Area</b>		0.0000 Ha	

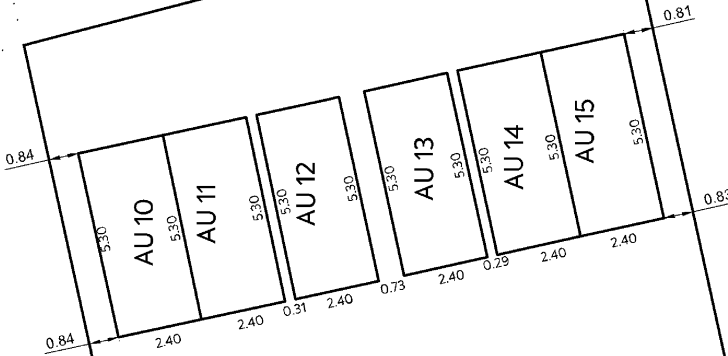


Lot 1  
DP 379130

Lot 3  
DP 30



77°39' 32.86



Lot 10  
DP 30

345°27' 17.39

Lot 2  
DP 448704

Lot 1  
DP 448704



345°29'15\"/>



COMMON PROPERTY

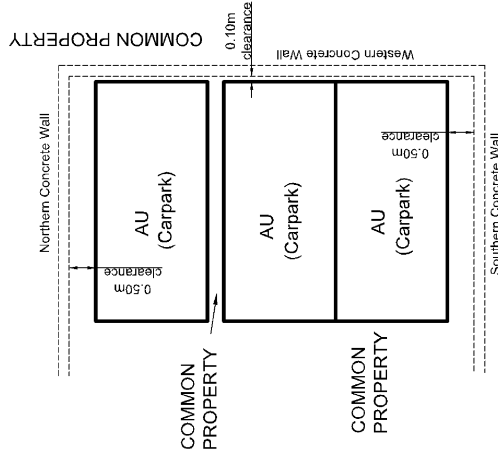


Diagram A:  
Typical Unit Boundary definition for Accessory  
Units 10 - 21

**NOTES:**

- Accessory Units 10 to 15 are car parks. Unless shown or described otherwise the unit boundaries thereof are 0.10m clear of the internal face of eastern concrete wall and 0.50m clear of the internal faces of the northern and southern concrete walls. The upper limits of these carparks is the extension of the adjacent floor level the lower limit is the centreline of the floor slab. Refer Diagram A below & Sections Sheet 7.
- Underlying primary parcel boundaries have been adopted from DP 601245

**LEGEND:**

AU Accessory Unit

CLIENT:	THE MITCHAM TRUST	PROJECT:	223 PONSONBY ROAD PONSONBY AUCKLAND	TITLE:	PLAN OF UNITS ON LOT 1 DP 601245	PURPOSE OF ISSUE:	LT 590969 - SHEET 1 OF 7
REV:	A	DATE:	26/08/23	SCALE:	1:150	DO NOT SCALE	
DESCRIPTION:		DRAWN BY:	CLIKBY	APPROVED BY:		DRAWING NO.:	3224-PLAN GRAPHIC



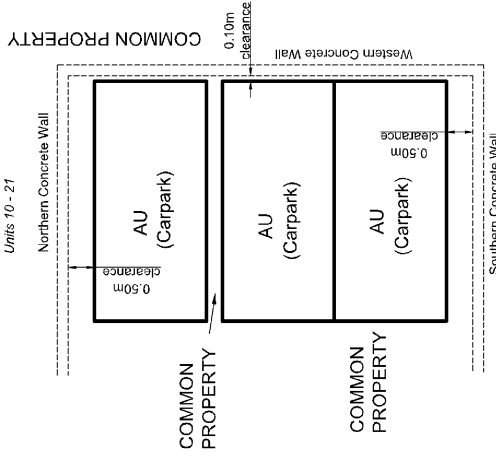
**MCKENZIE & CO.**

**NOTES:**

1. Unless shown or described otherwise, unit boundaries of PU's are the centreline of walls, doors, glazing, floor slabs, and in the case of the third floor units the boundary is 0.10m above the ceiling and the projections thereof where applicable.
2. Accessory Units 16 to 21 are car parks. Unless shown or described otherwise the unit boundaries thereof are 0.10m clear of the internal faces of eastern concrete wall and 0.50m clear of the internal faces of the northern and southern concrete walls. The lower limits of these units is the extension of the adjacent floor level. The upper limit is 0.02m below the underside of the concrete floor slab. Refer Diagram A below & Sections Sheet 7.
3. Accessory Unit 22 is a carpark. Refer plan face for unit boundary descriptions.
4. Accessory Units 4S & 5S are storage spaces. Unless shown or described otherwise, unit boundaries thereof are the centreline of walls, doors, floor slabs, and the projections thereof where applicable.
5. Underlying primary parcel boundaries have been adopted from DP 601245

**Diagram A:**

Typical Unit Boundary definition for Accessory Units 10 - 21



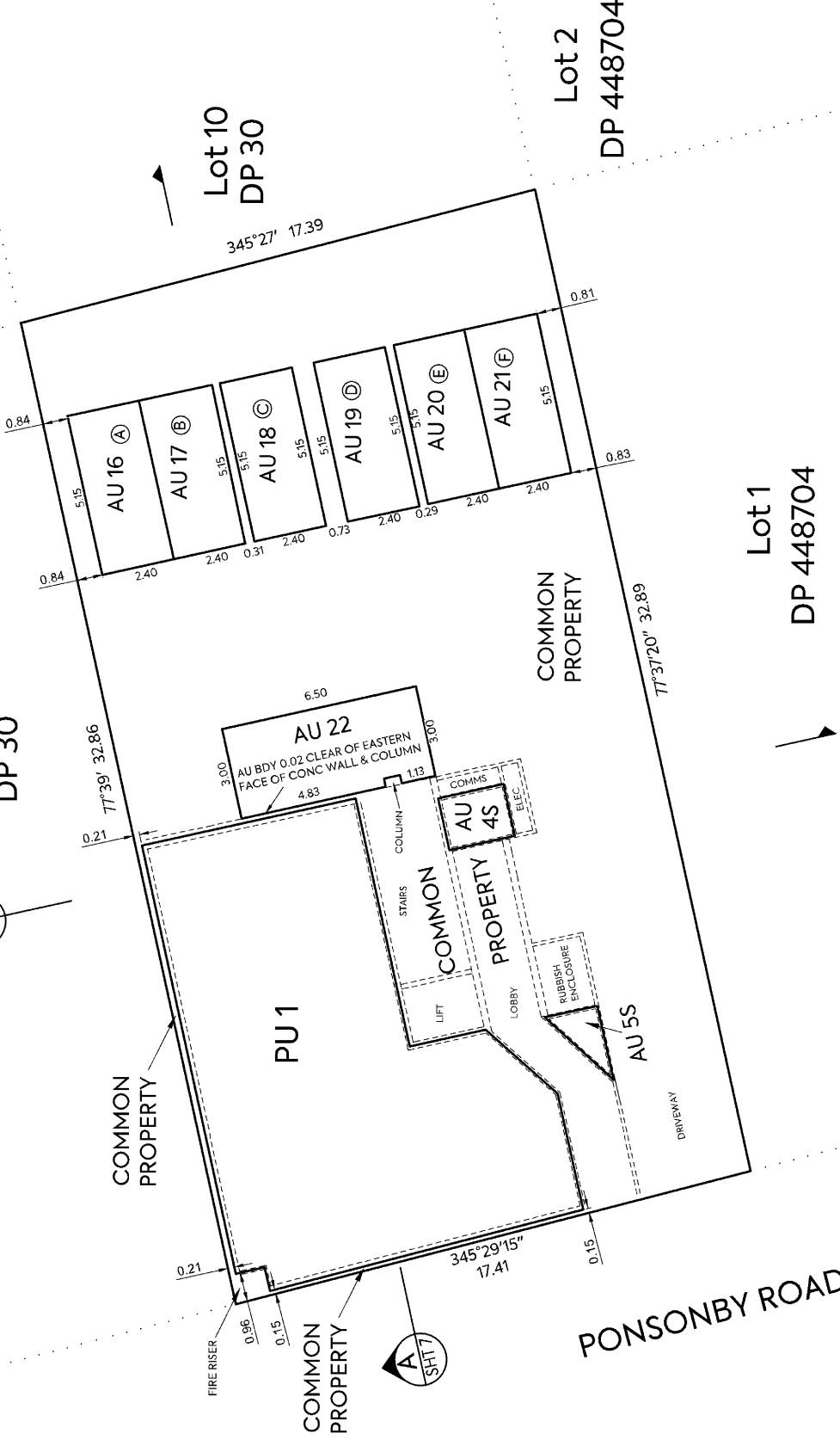
PURPOSE	MEMORANDUM OF EASEMENTS	
	SHOWN BURDENED LAND/ SERVIENT TENEMENT	REFERRED LAND/ DOMINANT TENEMENT
RIGHT OF WAY	(A) AU 16 HEREON	AU 10 HEREON
	(B) AU 17 HEREON	AU 11 HEREON
	(C) AU 18 HEREON	AU 12 HEREON
	(D) AU 19 HEREON	AU 13 HEREON
	(E) AU 20 HEREON	AU 14 HEREON
	(F) AU 21 HEREON	AU 15 HEREON
PEDESTRIAN RIGHT OF WAY	(C) AU 18 HEREON	COMMON PROPERTY
	(D) AU 19 HEREON	COMMON PROPERTY
	(E) AU 20 HEREON	COMMON PROPERTY

\*\*NOTE - EASEMENTS ARE SUBJECT TO UPPER AND LOWER LIMITS BEING THE SAME AS THE UPPER AND LOWER LIMITS OF THE BURDENED LAND. REFER SECTION A - SHEET 7



Lot 1  
DP 379130

Lot 3  
DP 30



**LEGEND:**

- PU Principal Unit
- AU Accessory Unit
- BDY Boundary

TITLE

PROJECT

CLIENT



**MCKENZIE & CO.**

THE MITCHAM TRUST

223 PONSONBY ROAD  
PONSONBY  
AUCKLAND

PLAN OF UNITS  
ON LOT 1 DP 601245

LT 590969 - SHEET 2 OF 7

REV	DESCRIPTION	DC	DM	DATE
A	ISSUE			24/06/23

SCALE  
1:150  
DO NOT SCALE  
DRAWING NO.  
3224-PLAN GRAPHIC  
REV.  
A

GROUND FLOOR

PURPOSE OF ISSUE



**NOTES:**

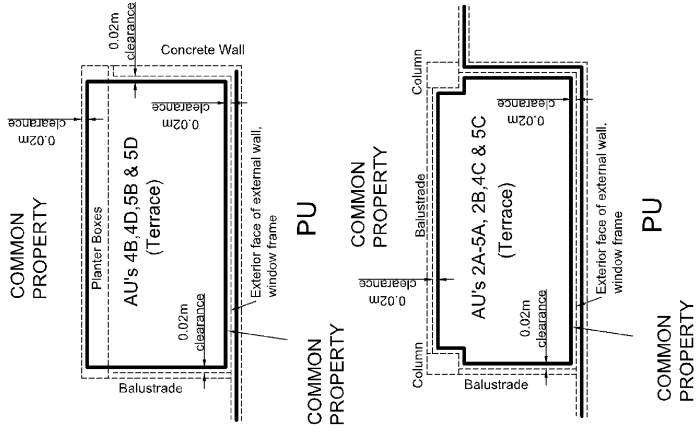
1. Unless shown or described otherwise, unit boundaries of PU's are the centreline of walls, doors, glazing, floor slabs, and in the case of the third floor units the boundary is 0.10m above the ceiling and the projections thereof where applicable.
2. Accessory Units 2A, 2B, 3A, 4A to 4D & 5A to 5D are terrace spaces. The unit boundaries thereof are 0.02m clear of the exterior face of external walls, columns, windows & frames, terrace surfaces, planter boxes and the internal face of terrace balustrades together with the projections thereof where applicable. The upper limit of these units is 2.00m above the terrace floor level. Refer Diagram B below & Sections Sheet 7.
3. Underlying primary parcel boundaries have been adopted from DP 607245

**LEGEND:**

- PU Principal Unit
- AU Accessory Unit
- ECLW Extension of Centreline of Wall

**Diagram B:**

Typical Unit Boundary definition for Accessory Units 2A, 2B, 3A, 4A, 4B, 4C & 5A to 5D



Lot 1  
DP 379130

Lot 3  
DP 30



COMMON PROPERTY

77°39' 32.86

COMMON PROPERTY

Lot 10  
DP 30

345°27' 17.39

AU 2B

ECLW

AU 3A

PU 2

COMMON PROPERTY

PU 3

77°37'20" 32.89

Lot 1  
DP 448704

COMMON PROPERTY

Lot 2  
DP 448704

AU 2A

COMMON PROPERTY

345°29'15" 17.41

PONSONBY ROAD

TITLE:

PROJECT:

CLIENT:

THE MITCHAM TRUST

223 PONSONBY ROAD  
PONSONBY  
AUCKLAND

PURPOSE OF ISSUE:  
LT 590969 - SHEET 3 OF 7

SCALE:  
1:150

DO NOT SCALE  
DRAWING NO:

REV: 3224 - PLAN GRAPHIC A



**MCKENZIE & CO.**

A. FIRST ISSUE  
REV DESCRIPTION  
DC DM DATE 24/06/72  
DRN BY CH/RY APP BY DATE



Lot 1  
DP 379130

Lot 3  
DP 30



Lot 10  
DP 30

Lot 2  
DP 448704

Lot 1  
DP 448704

PONSONBY ROAD

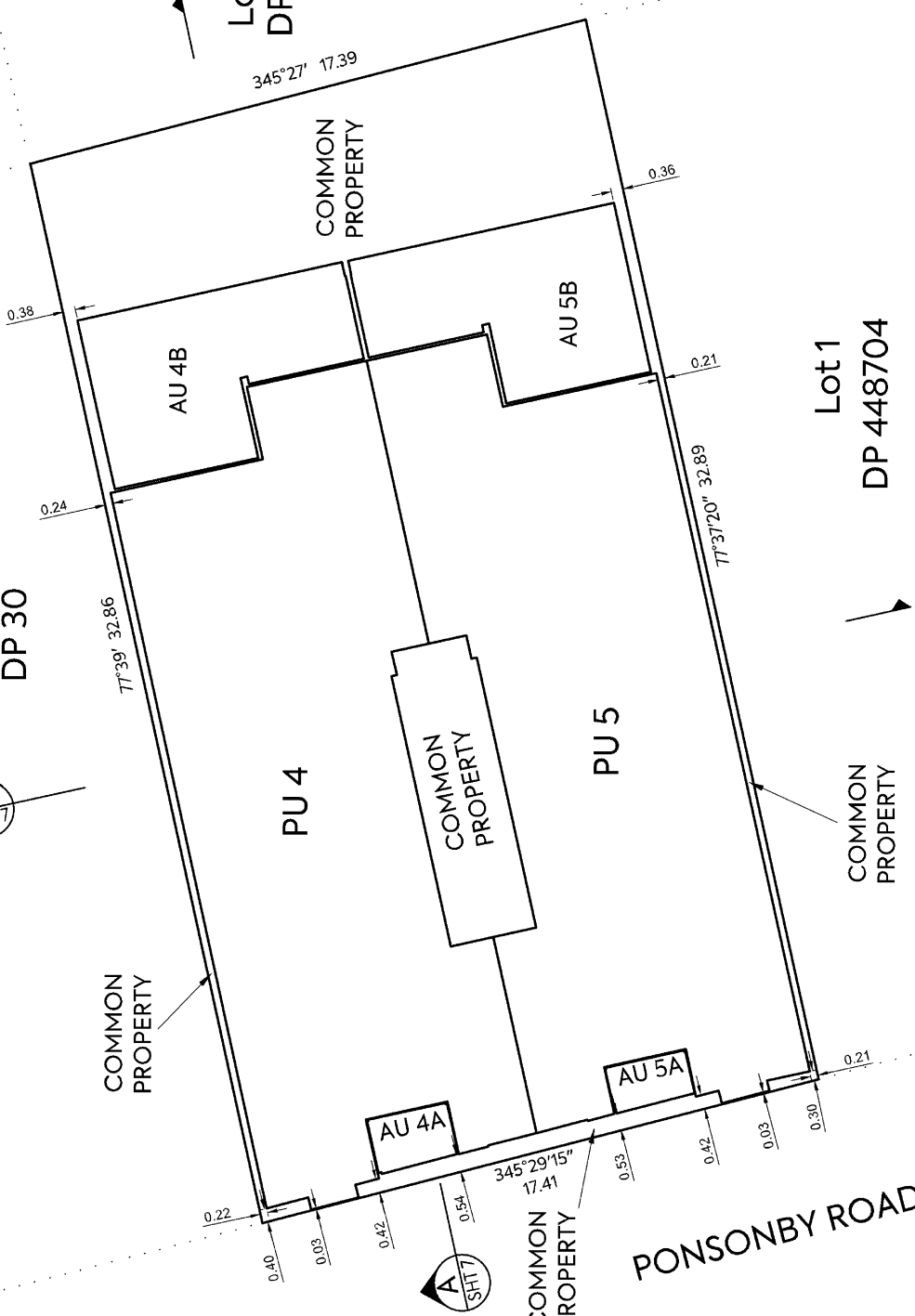
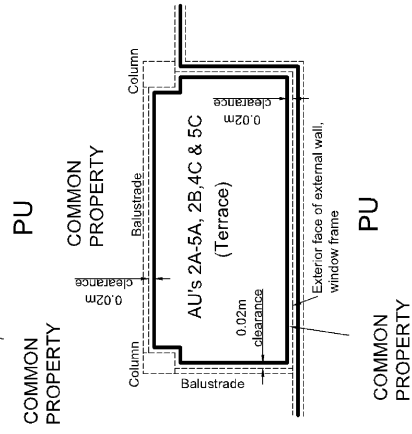
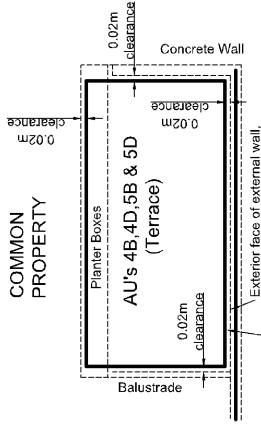
- NOTES:**
- Unless shown or described otherwise, unit boundaries of PU's are the centerline of walls, doors, glazing, floor slabs, and in the case of the third floor units the boundary is 0.10m above the ceiling and the projections thereof where applicable.
  - Accessory Units 2A, 2B, 3A, 4A to 4D & 5A to 5D are terrace spaces. The unit boundaries thereof are 0.02m clear of the exterior face of external walls, columns, windows & frames, terrace surfaces, planter boxes and the internal face of terrace balustrades together with the projections thereof where applicable. The upper limit of these units is 2.00m above the terrace floor level. Refer Diagram B below and Sections Sheet 7. Underlying primary parcel boundaries have been adopted from DP-601245
  -

**LEGEND:**

- PU Principal Unit
- AU Accessory Unit

**Diagram B:**

Typical Unit Boundary definition for Accessory Units 2A, 2B, 3A, 4A to 4D & 5A to 5D



**MCKENZIE & CO.**

CLIENT: THE MITCHAM TRUST  
PROJECT: 223 PONSONBY ROAD, PONSONBY, AUCKLAND  
TITLE: PLAN OF UNITS ON LOT 1 DP 601245  
PURPOSE OF ISSUE: LT DP 590969 - SHEET 4 OF 7

SCALE: 1:150  
DO NOT SCALE  
DRAWING NO: 3224 - PLAN GRAPHIC  
REV: A

DATE: 26/09/23  
DRAWN BY: CHK BY: APP BY: DATE



**NOTES:**

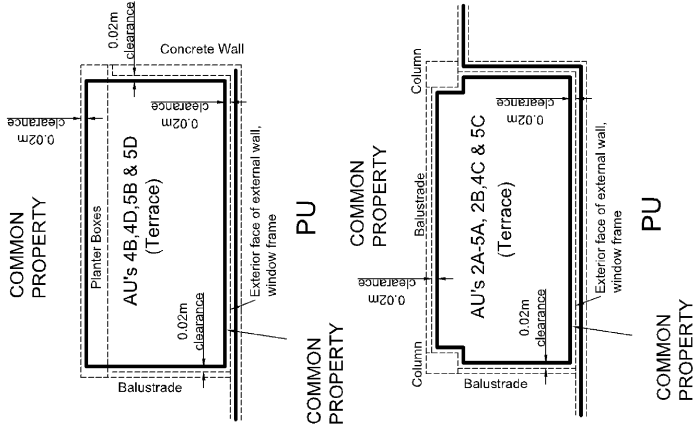
1. Unless shown or described otherwise, unit boundaries of PUs are the centerline of walls, doors, glazing, floor slabs, and in the case of the third floor units the boundary is 0.10m above the ceiling and the projections thereof where applicable.
2. Accessory Units 2A, 2B, 3A, 4A to 4D & 5A to 5D are terrace spaces. The unit boundaries thereof are 0.02m clear of the exterior face of external walls, columns, windows & frames, terrace surfaces, planter boxes and the internal face of terrace balustrades together with the projections thereof where applicable. The upper limit of these units is 2.00m above the terrace floor level. Refer Diagram B below & Sections Sheet 7.
3. Underlying primary parcel boundaries have been adopted from DP 601245

**LEGEND:**

- PU Principal Unit
- AU Accessory Unit

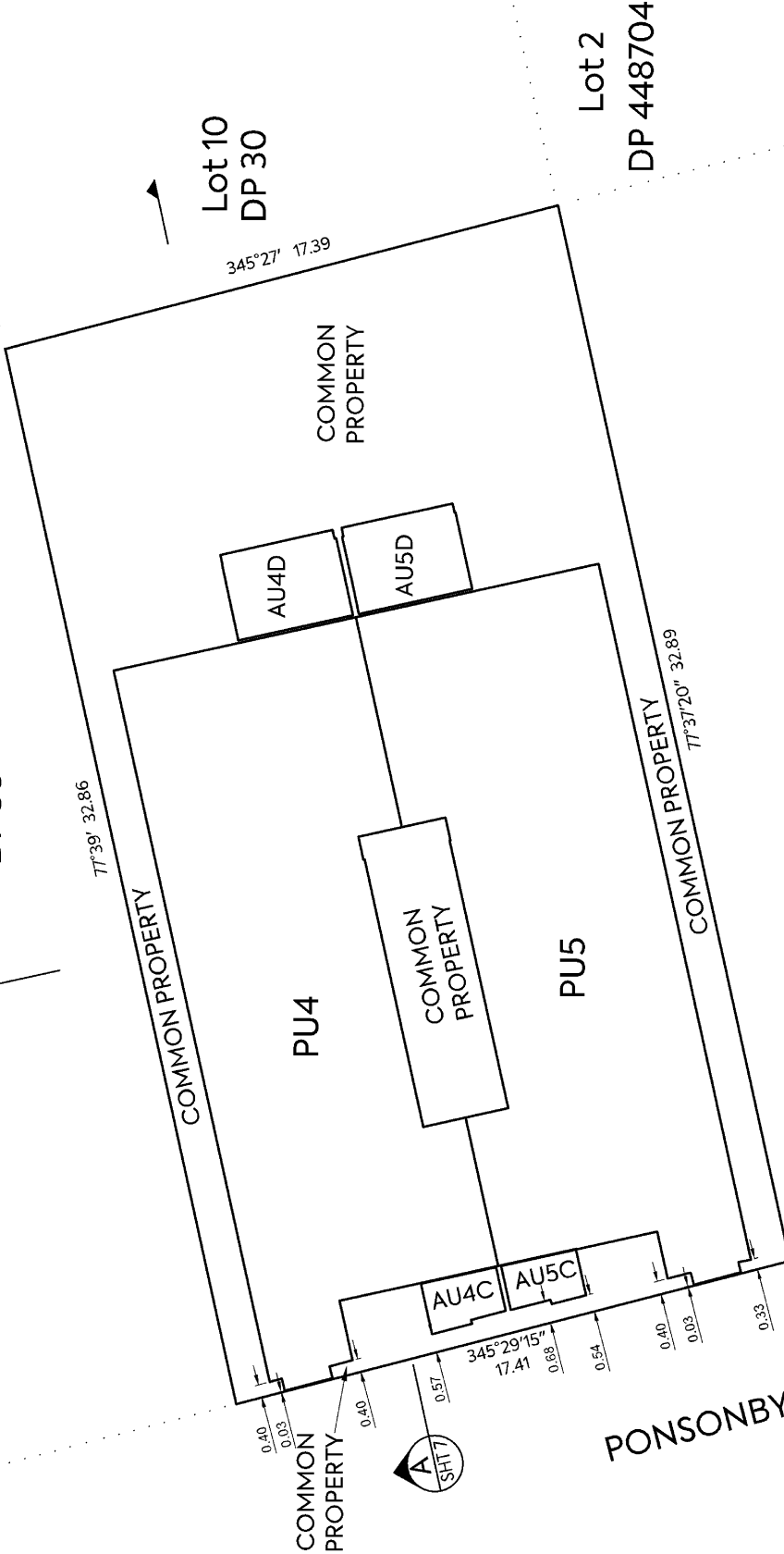
**Diagram B:**

Typical Unit Boundary definition for Accessory Units 2A, 2B, 3A, 4A to 4D & 5A to 5D



Lot 1  
DP 379130

Lot 3  
DP 30



PONSONBY ROAD



**MCKENZIE & CO.**

CLIENT: THE MITCHAM TRUST  
PROJECT: 223 PONSONBY ROAD  
PONSONBY  
AUCKLAND

TITLE: PLAN OF UNITS  
ON LOT 1 DP 601245

PURPOSE OF ISSUE: LT 590969 - SHEET 5 OF 7  
SCALE: 1:150  
DO NOT SCALE  
DRAWING NO: 3224-PLAN GRAPHIC  
REV: A



**NOTES:**

1. Accessory Unit 4E is a roof terrace. The unit boundaries thereof are 0.02m clear of the exterior face of external walls and terrace surfaces, together with the projections thereon where applicable. The upper limit is 3.50m above the terrace floor level. Refer Diagram C below.
2. Underlying primary parcel boundaries have been adopted from DP 601245

Lot 1  
DP 379130

Lot 3  
DP 30



77°39' 32.86

Lot 10  
DP 30

345°27' 17.39

COMMON  
PROPERTY

AU 4E



345°29'15"  
17.41

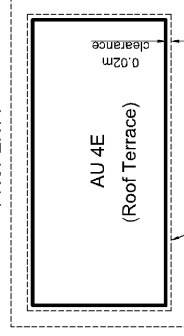
Lot 2  
DP 448704

77°37'20" 32.89

Lot 1  
DP 448704

**Diagram C:**  
Unit Boundary definition for Accessory  
Unit 4E

COMMON  
PROPERTY



Exterior face of external wall

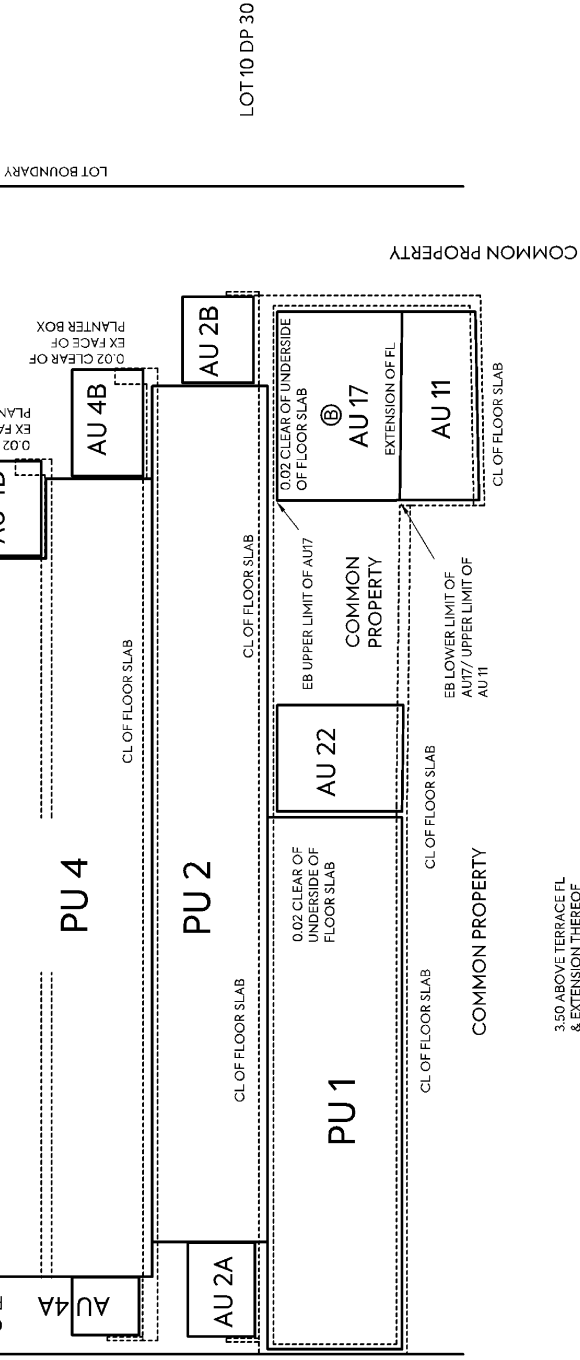
COMMON  
PROPERTY

PONSONBY ROAD

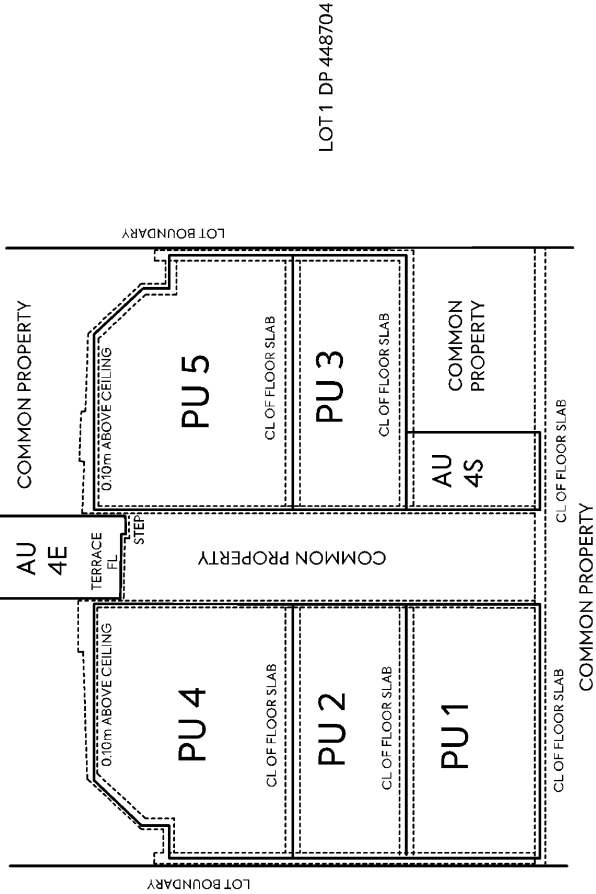
A	REV	DESCRIPTION	DC	DM	DN	24/09/23
			DRN BY	CHK BY	APP BY	DATE
<b>MCKENZIE &amp; CO.</b>						
CLIENT: THE MITCHAM TRUST			PROJECT: 223 PONSONBY ROAD PONSONBY AUCKLAND			
TITLE: PLAN OF UNITS ON LOT 1 DP 601245			PURPOSE OF ISSUE: LT 590969 - SHEET 6 OF 7			
SCALE: 1:150			DO NOT SCALE			
DRAWING NO: 3224-PLAN GRAPHIC			REV: A			



# SECTION A



# SECTION B



## NOTES:

1. Unless shown or described otherwise, unit boundaries of PU's are the centreline of walls, doors, glazing, floor slabs, and in the case of the third floor units the boundary is 0.10m above the ceiling and the projections thereof where applicable.
2. Accessory Units 10 to 15 are car parks. Unless shown or described otherwise the unit boundaries thereof are 0.10m clear of the internal face of eastern concrete wall, and 0.50m clear of the internal faces of the northern and southern concrete walls. The upper limits of these units is the extension of the adjacent floor level the lower limit is the centreline of the floor slab.
3. Accessory Units 16 to 21 are car parks. Unless shown or described otherwise the unit boundaries thereof are 0.10m clear of the internal face of eastern concrete wall and 0.50m clear of the internal faces of the northern and southern concrete walls. The upper limits of these units is the extension of the adjacent floor level. The upper limit is 0.02m below the underside of the concrete floor slab.
4. Accessory Unit 22 is a carpark the upper limit of this unit is 0.02m below the underside of the concrete floor slab. The lower limit is the centreline of the floor slab.
4. Accessory Units 4S & 5S are storage spaces. Unless shown or described otherwise, unit boundaries thereof are the centreline of walls, doors, floor slabs, and the projections thereof where applicable.
5. Accessory Units 2A, 2B, 3A, 4A to 4D & 5A to 5D are terrace spaces. The unit boundaries thereof are 0.02m clear of the exterior face of external walls, columns, windows & frames, terrace surfaces, planter boxes and the internal face of terrace balustrades together with the projections thereof where applicable. The upper limit of these units is 2.00m above the terrace floor level.
6. Accessory Unit 4E is a roof terrace. The unit boundaries thereof are 0.02m clear of the exterior face of external walls and terrace surfaces, together with the projections thereof where applicable. The upper limit is 3.50m above the terrace floor level and the extension thereof.

## LEGEND:

- PU Principal Unit
- AU Accessory Unit
- EB Easement Boundary
- CL Centre Line
- FL Floor Level



**MCKENZIE & CO.**

CLIENT: THE MITCHAM TRUST  
 PROJECT: 223 PONSONBY ROAD  
 PONSONBY  
 AUCKLAND

TITLE: PLAN OF UNITS  
 ON LOT 1 DP 601245

PURPOSE OF ISSUE: LT 590969 - SHEET 7 OF 7  
 SCALE: 1:150  
 DO NOT SCALE

DRAWING NO.: 3224-PLAN GRAPHIC  
 REV: A

CROSS SECTIONS

## LT 590969 Schedule/Memorandum

Land registration district  
North Auckland

Territorial authority  
Auckland Council

## Memorandum of Easements

Parcels shown with a prefix of *HL*- include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way	A	AU 16	AU 10
" "	B	AU 17	AU 11
" "	C	AU 18	AU 12
" "	D	AU 19	AU 13
" "	E	AU 20	AU 14
" "	F	AU 21	AU 15
Pedestrian Right of Way	C	AU 18	Common property
" "	D	AU 19	Common property